

Chapter 16.76 - LOT DESIGN

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16.76.010 - Buildable lots.

All subdivisions should result in the creation of lots which are developable and capable of being built upon without variances. Subdivisions should not create lots which are impractical or impossible to improve because of steepness of terrain, locations of watercourses or other natural physical conditions. All lots or parcels created by the subdivision of land shall have access to a public street or an approved private street.

(Prior code § 9-1.2110)

16.76.020 - Lot sizes.

Lots shall have such minimum sizes and dimensions as are required by the zoning provisions. Greater lot sizes and dimensions may be required for lots abutting freeways, parkways or major streets, corner lots, lots on approved private streets, lots adjacent to, abutting or fronting upon nonresidential zoned districts and lots abutting creeks or drainage ditches.

(Prior code § 9-1.2115)

16.76.030 - Lot lines.

The side lines of all lots shall generally be at right angles to the street which the lot faces or radial or approximately radial, if the street is curved.

(Prior code § 9-1.2120)

16.76.040 - Public facilities.

Due consideration shall be given to the providing of suitable areas for schools, churches, parks, playgrounds and other facilities to be acquired for public use or reserved for the common use of all property owners within the proposed subdivision by covenant in the deeds.

(Prior code § 9-1.2125)

Title 16 - SUBDIVISIONS

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16.76.050 - Large lot subdivision.

Where a parcel is first subdivided into small farms or acre tracts, the blocks shall be of such size and shape and shall be so divided, as to provide for the opening of major and secondary streets and for the extension and opening of streets and alleys at such intervals as will permit a subsequent division of any parcel into lots of smaller size.

(Prior code § 9-1.2130)

16.76.060 - Block lengths.

Blocks shall not exceed one thousand two hundred (1,200) feet in length between street lines in standard residential and industrial subdivisions. Block lengths in hill area subdivisions may vary from such standard when approved by the city engineer who shall have consideration to the following factors in granting such approval:

- A. The economic development of the land;
- B. The ability to supply utility services; and
- C. Traffic safety.

(Prior code § 9-1.2135)

16.76.070 - Slope limitations.

Lot design on new subdivision maps shall conform to [Section 16.56.170](#) of this title.

(Ord. 405 § 2, 1993: prior code § 9-1.2140)